



## DEPARTMENT OF PLANNING AND BUILDING

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Date: July 13, 2016  
To: Planning Commission  
From: Airlin M. Singewald, Senior Planner (781-5198)  
Subject: Pacific Cambria, Inc. Conditional Use Permit Revised Conditions

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Dear Commissioners:

Please see the attached set of revised conditions for the above-referenced project.

These revisions are explained below:

- Condition 14a. – The applicant requested this condition be revised to allow the required shoulder on Burton Drive to be reduced from 6 feet to 4 feet in areas that are constrained by topography or pine forest habitat. The applicant was particularly concerned that the requirement for a 6-foot shoulder could conflict with requirements to minimize site disturbance in the identified environmentally sensitive areas along Burton Drive. This change to the conditions would give the applicant more flexibility to minimize environmental impacts while also providing an acceptable shoulder width.
- Condition 15 – This change would specify that the traffic control plan must include a provision to prevent vehicles from parking on the vacant lots on the southeast corner of Patterson Place and Burton Drive. This is in response to neighborhood concerns that vehicles have illegally parked on these lots and caused traffic safety issues during past markets.
- Condition 17 – This change would allow the applicant to bond for (rather than construct) the shoulder widening prior to the first event. The applicant requested this change due to concerns that there wouldn't be sufficient time to construct the physical improvements prior the 2016 Christmas Market.

Revised July 13, 2016

**EXHIBIT B - CONDITIONS OF APPROVAL**

**Development Plan / Coastal Development Permit DRC2015-00096  
Pacific Cambria, Inc.**

**Approved Development**

1. This Development Plan / Coastal Development Permit authorizes the Cambria Christmas Market to operate as a temporary event at the Cambria Pines Lodge as follows:
  - a. This permit is valid for a period of five years, including the 2016, 2017, 2018, 2019, and 2020 holiday seasons. Temporary events occurring after 2020 will require separate approval.
  - b. The Cambria Christmas Market may occur Wednesday through Sunday (and all of Christmas week) from 5 pm to 9 pm each evening for a maximum of four weeks beginning the last Friday in November.
  - c. The Cambria Christmas Market shall operate consistent with the approved On-Site Parking Plan, Offsite Parking and Shuttle Plan, Lighting Plan, and Pedestrian and Traffic Safety Plan.
  - d. Shuttle buses shall only use Burton Drive, Patterson Place, Highway One, and Main Street.
  - e. The maximum attendance on any given night shall not exceed 3,000 guests.
  - f. The required 1,000 foot setback for temporary events from the RSF land use category is hereby modified to allow the event as proposed.
  - g. No permanent construction, grading, or site disturbance is authorized.
2. Related activities and seasonal displays may occur at the adjacent Cambria Nursery consistent with the visitor-serving and retail use of that site.
3. Prior to each annual Christmas Market, the applicant shall submit to the Department of Planning and Building a fire safety and evacuation plan that has been reviewed and approved by the Cambria CSD Fire Department.
4. Prior to each annual Christmas Market, the applicant shall comply with all permit requirements and standards of Chapter 6.56 of the County Code (Temporary Commercial Outdoor Entertainment Licenses).

***Temporary Vendor Booths***

5. This approval authorizes a maximum of 26 temporary vendor booths, with a maximum footprint of 8 feet by 10 feet and a maximum height of 9 feet.
6. Prior to each annual Christmas Market, the applicant shall contact the Building Division to obtain any necessary construction and/or electrical permits for the temporary vendor booths.

7. Within 30 days of the conclusion of each annual Christmas Market, all 26 temporary vendor booths shall be dismantled and removed to an offsite location or stored onsite within an existing approved building.

### ***Offsite Parking***

8. Prior to each annual Christmas Market, the applicant shall submit evidence of authorization to use each identified offsite parking lot.

### ***Temporary Lighting***

9. All temporary lighting associated with the Cambria Christmas Market shall be turned off every night when the market closes at 9 pm.
10. Temporary lighting shall remain on the trunk and lowest branches only of at least every other tree.
11. No standalone light displays or lighting mats are permitted in ESHA areas (as identified in 2003 CDP for the lodge expansion) except within the garden/greenhouse area.
12. Temporary lighting shall comply with Section 23.04.320 (Outdoor Lights).

### ***Archaeology***

13. In the event archaeological resources are unearthed or discovered during any temporary construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

### ***Access***

14. **Within 60 days of permit approval**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
  - a. Street plan for widening Burton Drive to provide a minimum 6-foot [\(4-foot minimum where constrained\)](#) wide aggregate base shoulder along the property frontage between Burton Drive and the first project driveway, and within necessary dedicated right-of-way easements.
  - b. Construct a new site access driveway on Yorkshire Drive in accordance with B-1 rural driveway standards and A-5 sight distance standards.
15. **Within 60 days of permit approval**, the applicant shall submit an application to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to provide event traffic control within the public right-of-way in accordance with County Public Improvement Standards and the California Manual of Uniform Traffic Control Devices (CA-MUTCD). The application is to include a traffic control plan prepared by a licensed civil engineer. [The traffic control plan shall include a provision to](#)

prevent vehicles from parking on the vacant lots on the southeast corner of Patterson Place and Burton Drive.

16. **Within 60 days of permit approval**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
17. **Prior to the first permitted event, the following encroachment conditions must be completed to the satisfaction of the Director of Public Works:**
  - a. The Burton Drive shoulder widening improvements have been either constructed or bonded. If bonded, the fronting property owner must have executed an agreement with the Director of Public Works, in a form acceptable to County Counsel, to install the improvements and must have posted a faithful performance bond for the construction of the improvements.
  - b. The Yorkshire Drive site access driveway improvements have been constructed.
  - ~~17.c. An encroachment permit has been issued for the event traffic control plan. all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector; and an encroachment permit has been issued for the event traffic control plan~~
18. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
19. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

### ***Recycling***

20. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

### ***Fire Protection***

21. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria CSD Fire Department of all required fire and life safety measures.

### ***Public Works Review***

22. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

### ***Access***

23. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements are made in accordance with

all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

***Development Review Inspection***

24. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
25. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.